

Project 564-14-109: Replace boiler, Bldg 44
Veterans Health Care System of the Ozarks, Fayetteville, Arkansas

Pre-bid Requests for Information

1. Please indicate sizes for the New HW Piping
2. Please provide a schedule for the new expansion tank
3. There is a file called Equip. Spec included with this project that I downloaded about an air to air heat exchanger. I don't see anything mentioned in the drawings about this. Does it apply to this project?
4. Please provide more detail on the BP1 and BP2 pumps with related piping at the new HW boilers. The P1 and P2 system pumps will provide flow through the boilers on the return piping.
5. Will we need to provide temporary heat if the boilers are installed in the summer time as discussed in the pre-bid meeting?
6. Is this a fully modulating boiler?
7. What are the requirements and materials for venting the boiler?
8. What requirements are there to interface with the building automation system (BAS)?
9. What is the expected duration of the project? The first page of the solicitation lists 270 days, but later in the specification in section 01 00 00 – 76 it lists 90 days.
10. Numerous parts of the specification refer to fuel oil. Is this boiler intended to be natural gas only or dual fuel?
11. On the demolition drawing, what are the limits of the demolition of the steam header and riser and piping (is it just in the mechanical room)?
12. Is there asbestos present in the mechanical room and if so are we expected to abate it as part of the project?
13. What is the control system on site and who is the local vendor that services it.
14. Will the steam coil be reused for hot water or replaced? If it is to be replaced, can we obtain performance data?
15. Are there flow meters in the project as listed in the specification?
16. In general there are many sections in the specification that do not appear to apply to the project. How are we expected to know which ones to follow and which ones to omit?
17. Could not find section 23 07 11 on plant insulation. Can we get a copy?
18. Are the boilers steam or hot water? The boiler schedule is calling for 2 hot water boilers.
19. I also see on the boiler schedule an MBH input but not the lbs/hr. steam requirements or the steam pressure. Is there a manufacturer/model as a basis for design? What are we burning- NG, #2 oil or both?
20. There are references to the existing boiler controls being re-used. Where do I find the details for those?

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VA Responses:

1. See REVISED Sketch No 3. Pipe sizes have been added to the drawing.
2. Re-use existing expansion tank in lieu of furnishing new.
3. There is no air to air heat exchanger in this project.
4. See NEW Sketch No 4 which has added installation details for the condensing boilers and hot water pumps. See REVISED Sketch No 3 where the hot water piping loop has been altered for clarification.
5. Installation of the boilers is scheduled for the summer therefore temporary heat will not be required however downtime of the heating system must be kept as minimal as possible as the heat is used for zone temperature control with the Variable Air Volume Air Conditioning system.
6. Yes, fully modulating condensing boiler with a minimum 5:1 turndown ratio and stainless steel heat exchanger.
7. Vent through roof. Provide AL29-4C Stainless Steel for Vent. Provide type "B" double wall Stainless Steel for Air Intake to prevent condensation of moisture. Size is as per manufacturer requirements.
8. Provide the following control interface with the BAS (contractor shall provide all sensors):
 - a. Start/stop boilers from the BAS
 - b. Readout of each boiler status
 - c. Readout of each pump status (boiler circulators and hot water pumps)
 - d. Readout of boiler discharge temp for each boiler
 - e. Readout of hot water loop temperature, both return and supply.
 - f. Lead/Lag status and changeover of boilers
9. The contract period of performance is 270 days from notice to proceed.
10. The boiler will be natural gas only.
11. All steam piping to be demolished is located within the mechanical room. All steam piping including header, condensate, etc. is to be demolished.
12. There is no asbestos. The building was originally constructed circa 2000.
13. The new controls must tie into and be able to be programmed by the existing Bacnet open protocol systems. The brands installed at this facility are Siemens and Alerton. The vendors that service these control systems are Powers of Arkansas and Northwest Controls, respectively.
14. As per the solicitation documents, the steam coil will be converted to hot water. The manufacturer/ model of the steam coil is unknown however the schedule from the original construction documents is as follows:

STEAM COILS											
MARK	TYPE	SYSTEM	CFM	MAX. FACE VEL. FPM	MAX. S.P. LOSS	MIN. MBH	STEAM PSIG		CONTROL VLV. LBS/HR	TRAP LBS/HR	SIZE IN
							ENT. CONTROL VLV.	ENT. COIL			
43-HC-1	DISTRIBUTION	43-AC-1	17,500	750	0.16	431	5	2	446	669	42 H/80 L
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15. There are no flow meters to be installed in the project. Any existing flow meters that are removed as part of the demolition are to be re-installed and certified by the contractor.
16. The specifications serve to add information such as acceptable materials, quality of installation, testing, clean-up, etc. to work that is described on the drawings and in the scope of work.

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VA Responses (cont.):

17. Spec section 23 07 11 will be added as an amendment to the solicitation.
18. The project is to eliminate the steam boiler and replace it with two hot water boilers.
19. Boilers are to be fed by natural gas only (reference drawings). Basis of design is Lochinvar Knight XL Model KBN501.
20. Refer to responses 8 and 13 for control requirements and vendor information. Contractors may also visit the site prior to bidding.